124.A	0001	0019.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	740,700	/	740,700
USE VALUE:	740,700	/	740,700
ASSESSED:	740,700	/	740,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		JASON ST, ARLINGTON

OWNERSHIP

Unit #: 19

Owner 1:	DARGON FRANCIS J &
Owner 2:	NORDGREN JESSICA M
Owner 3:	
Street 1:	19-21 JASON STREET UNIT 19
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GREEN CHRISTOPHER M&GENEVIEVE -
Owner 2:	-
Street 1:	19 JASON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 1900, having primarily Wood Shingle Exterior and 2478 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	740,700			740,700
Total Card	0.000	740,700			740,700
Total Parcel	0.000	740,700			740,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 298.91 | /Parcel: 298.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	314441
GIS Ref	
GIS Ref	
Insp Date	08/15/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 124.A-0001-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	727,400	0	.		727,400	727,400	Year End Roll	12/18/2019
2019	102	FV	700,800	0	.		700,800	700,800	Year End Roll	1/3/2019
2018	102	FV	636,900	0	.		636,900	636,900	Year End Roll	12/20/2017
2017	102	FV	570,400	0	.		570,400	570,400	Year End Roll	1/3/2017
2016	102	FV	591,600	0	.		591,600	591,600	Year End	1/4/2016
2015	102	FV	515,900	0	.		515,900	515,900	Year End Roll	12/11/2014
2014	102	FV	492,000	0	.		492,000	492,000	Year End Roll	12/16/2013

!15964!

PRINT

Date	Time
12/11/20	05:37:36

LAST REV

Date	Time
03/27/19	10:45:30

danam

USER DEFINED

Prior Id # 1:	79765
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15964

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GREEN CHRISTOPH	60460-189		11/9/2012	Private	550,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/16/2018	1717	Re-Roof	24,400	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/15/2018	Measured	DGM	D Mann
5/13/2013	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8258																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 Condo | Prime NB Desc: CND | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	3	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	51.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	24.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	24.5	%

CALC SUMMARY

Basic $ / SQ:	245.00
Size Adj.:	0.74213076
Const Adj.:	1.08889127
Adj $ / SQ:	197.984
Other Features:	66800
Grade Factor:	1.10
NBHD Inf:	1.60000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	981034
Depreciation:	240353
Depreciated Total:	740680

COMMENTS

OF=SINK IN BMT. 1 FRPL USEABLE & 2 FRPL NON-USEABLE..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4		Baths: 2				HB 1			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	348.45
Special Features:	0	Val/Su Net:	298.91
Final Total:	740700	Val/Su SzAd	298.91

SKETCH

UnSketched SubAreas:
GLA: 2478,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,478	197.980	490,605

Net Sketched Area:	2,478		Total:	490,605	
Size Ad	2478	Gross Are	2478	FinArea	2478

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

124.A-0001-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc